

**Minutes
Williamson County
Board of Zoning Appeals
June 22, 2006**

Members Present

Dave Ausbrooks, Chairman
Ed Jagers, Vice-Chairman
Don Crohan
Steve Wherley
Sue Workman

Staff Present

Lee Sanders
Linda Hodges
Brenda Midgett
Bobby Cook, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on June 22, 2006, in the Auditorium of the Williamson County Administrative Complex. Chairman Dave Ausbrooks opened the meeting with a public statement that he read stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have direct bearing on the item being heard. He requested that all comments be addressed to the Board.

Chairman Ausbrooks then asked the members to consider the minutes. Don Crohan made the motion to approve the minutes of the May 25, 2006, meeting as printed, and Sue Workman seconded the motion. The motion was unanimously approved.

Lee Sanders stated to the public that Item 2 request by Scott Fish was withdrawn from the meeting. Mr. Fish had removed the unpermitted construction and an appeal would not be necessary; therefore, it would not be heard.

ITEM 1

A request by Steve and Debby Griffin for a side setback variance to allow an attached garage at 786 High Point Ridge Road. The property is zoned Estate and is located in the 9th district.

Linda Hodges read the staff report, and reviewed the background (see agenda report). The overhead projector was utilized to view the tax map and site plan. Lee Sanders indicated to the Board the location of the proposed carport. He stated that the septic department approved the system location for this request. He stated the front of the house is 150' from High Point Ridge Road. Mr. Sanders utilized the overhead projector and showed the Board the 5' contours of the property, showing the house is on top of a hill.

Mr. Griffin represented the item and stated he would place the carport on an existing driveway area due to the topography. He stated other neighbors had places to place their cars. Mr. Griffin stated his neighbor did not oppose him building a carport, but would not sell him any adjoining property.

Chairman Ausbrooks opened the meeting for public hearing.

There being no one to speak, Chairman Ausbrooks closed the public hearing and opened the floor to the Board for discussion.

Chairman Ausbrooks asked Mr. Griffin if there was ever a pre-existing garage on the property.

Mr. Griffin stated that the pre-existing garage was made into a rec-room before he purchased it.

Don Crohan asked Mr. Griffin about the roof-line.

Mr. Griffin stated the existing roof-line would be removed where the proposed mud-room is.

Don Crohan asked staff if a three car carport and garage was the same.

Lee Sanders stated a carport is roof and no walls and a garage has walls, but for setback requirements they are the same.

Don Crohan asked Mr. Griffin why he needed a large 24' X 29' carport.

Mr. Griffin stated this was the physical contour of the existing concrete. He stated he could remove some of the area if needed.

Chairman Ausbrooks asked Mr. Griffin if he intended to install a loft to the carport.

Mr. Griffin stated no because he had enough storage space for just his wife and himself. He stated the three car carport would simply have a short wall in order to keep debris from blowing into the carport.

Sue Workman made a motion to approve the request for a 28' side setback variance due to the topography and where the septic system is placed. She stated this request meets the requirements of Section 9601 of the zoning ordinance. Vice-Chairman Ed Jagers seconded the motion. Motion was approved by unanimous voice vote.

ITEM 2

A request by Scott Fish (Jim Thorburn, property owner) for an appeal of staff's decision regarding unpermitted construction at 1045 Tulloss Road. The property is zoned Suburban Estate and is located in the 4th district.

Withdrawn.

ITEM 3

New Business - Amendments to the By-laws Regarding the Acceptance of Minutes

Bobby Cook explained the By-law revision was due to determining when the 60 day appeal period starts. The Board will vote on the By-law amendment at their next meeting.

There being no further business to come before the Board, meeting was adjourned.

Secretary's Signature

Date